

## SYDNEY EAST JOINT REGIONAL PLANNING PANEL

Meeting held at Christies Conference Centre on Thursday 23 April 2015 at 12:30 pm

Panel Members: John Roseth (chair), David Furlong and Tim Moore

Apologies: Craig Chung and Sarkis Yedelian - Declarations of Interest: none

### Determination and Statement of Reasons

**2015SYE003 Ryde LDA2014/522 [at 110 Princes Street, RYDE] as described in Schedule 1.**

**Date of determination:** 23 April 2015

#### Decision:

The panel determined to approve the development application as described in Schedule 1 pursuant to section 80 of the *Environmental Planning and Assessment Act 1979*.

#### Panel consideration:

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and the matters observed at site inspections listed at item 8 in Schedule 1.

#### Reasons for the panel decision:

1. The proposal is consistent with the approved Concept Plan as modified.
2. The relevant Statement of Commitments has been satisfied.
3. The amenity of the proposed apartments, in relation to SEPP 65 and the Residential Flats Development Code, is acceptable.

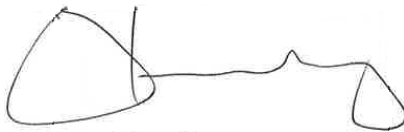
#### Conditions:

Conditions as recommended in the assessment report, as amended by the council's memorandum of 22 April 2015.

#### Panel members:



**John Roseth (chair)**



**David Furlong**



**Tim Moore**

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## SCHEDULE 1

1	<b>JRPP Reference – LGA- Council Reference:</b> 2015SYE003 Ryde LDA2014/522
2	<b>Proposed development:</b> Putney Hill Stage 2 Phase 1: Construction of 3 residential flat buildings comprising 131 apartments, construction of 15 dwellings, provision of 187 parking spaces at ground and basement level, infrastructure works, landscaping and public domain works, and establishment and use of a temporary car park during construction. The residential flat buildings will range in height from 6 to 7 storeys and the dwellings from 2 to 3 storeys
3	<b>Street address:</b> 110 Princes Street, RYDE
4	<b>Applicant:</b> Frasers Putney
5	<b>Type of Regional development:</b> General development with a Capital Investment Value exceeding \$20 million.
6	<b>Relevant mandatory considerations</b> <ul style="list-style-type: none"> <li>• Environmental Planning and Assessment Regulation 2000;</li> <li>• Environmental Planning and Assessment Act 1979;</li> <li>• State Environmental Planning Policy (Major Developments) 2005;</li> <li>• State Environmental Planning Policy (State and Regional Development) 2011;</li> <li>• State Environmental Planning Policy No. 55 – Remediation of Land;</li> <li>• State Environmental Planning Policy (Building Sustainability Index: BASIX);</li> <li>• State Environmental Planning Policy No 65 – Design Quality of Residential Flat Development;</li> <li>• Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005;</li> <li>• Ryde Local Environmental Plan 2014;</li> <li>• City of Ryde Development Control Plan 2014</li> <li>• Section 94 Development Contributions Plan 2007.</li> <li>• The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality.</li> <li>• The suitability of the site for the development.</li> <li>• Any submissions made in accordance with the EPA Act or EPA Regulation.</li> <li>• The public interest.</li> </ul>
7	<b>Material considered by the panel:</b> Council Assessment Report Dated 9 April 2015 Written submissions during public exhibition: 16 Memorandum from Ryde City Council requesting changes to proposed conditions of consent, dated 22 April 2015
8	<b>Meetings and site inspections by the panel:</b> Briefing Meeting on 4 March 2015
9	<b>Council recommendation:</b> Approval
10	<b>Draft conditions:</b> Attached to the assessment report, amended by memorandum dated 22 April 2015.